



**City of New Orleans**  
Mayor LaToya Cantrell

# Board of Zoning Adjustments

## Final Agenda

## July 13, 2020

### MEETING INFORMATION

#### LOCATION

Livestream at:  
[http://cityofno.granicus.com/ViewPublisher.php?view\\_id=2](http://cityofno.granicus.com/ViewPublisher.php?view_id=2)

#### TIME

10:00 a.m.

#### BOARD MEMBERS

Candice M. Forest – Chair  
Todd C. James – Vice Chair  
José Alvarez  
Jaime Ramiro Diaz  
Alfonso Gonzalez II  
Deborah Harkins  
Mary Harper Malone

The general public cannot speak with the members personally.

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The Board of Zoning Adjustments does hereby certify that it is unable to hold a board meeting under regular quorum requirements due to COVID-19. On authority of the Governor under Section 2 of Proclamation Number JBE 2020-84, the next Board meeting will be held via teleconference conference on Monday, July 13, 2020 at 10:00. All efforts will be made to provide for observation and input by members of the public.

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The Board of Zoning Adjustments consists of seven citizen members appointed by the Mayor and approved by the City Council. The City Charter grants the Board the power to permit exceptions to or variations from the City’s zoning regulations and to hear decision appeals from the Director of the Department of Safety and Permits in accordance with the principles, conditions, and procedures set forth in Article 4 of the City’s Comprehensive Zoning Ordinance. The decision made by the Board will be provided in the form of a resolution. The resolution should be produced by **July 23, 2020**.

#### **GENERAL RULES OF ORDER**

Robert’s Rules of Order govern the conduct of the meeting. Any member of the public may provide written comment on any matter before the Board. If you wish to appear before the Board, please fill out a digital speaker card at the following link:

<https://forms.gle/4wSscs44fztCDrhCA>

A moderator will read into the record all comments pertaining to that item that have been submitted in accordance with these rules. Comments will be read aloud in a normal speaking voice. The moderator will discontinue reading a comment once it exceeds two (2) minutes.

#### **APPEALS**

Any person or persons, or any officer, department, commission, board, bureau, or any other agency of the City of New Orleans jointly or singularly aggrieved by any decision of the Board of Zoning Adjustments may present to the Civil District Court of the Parish of Orleans, within thirty (30) days after filing of the decision in the office of the Board, a writ of certiorari asking for such relief and under such rules and regulations as are provided for such matters in appropriate legislation of the State of Louisiana.

- A. Call to Order, Roll Call, Adoption of Minutes, Communications, and Reading of Hearing Rules
- B. Variances – Unfinished Business (Deferred from June 8, 2020 Cancelled Hearing)

**ITEM 1 – Docket Number: 053-19**

**Applicant or Agent:** I-10 Lodging LLC, Mike Desai  
**Property Location:** 12000 Levy Drive **Zip:** 70128  
**Bounding Streets:** Levy Dr., Bullard Ave.  
**Zoning District:** C-1 General Commercial District  
**Overlay District:** CT Corridor Transformation Design Overlay District  
**Historic District:** N/A **Planning District:** 9  
**Existing Use:** Vacant Lot **Square Number:** Sec 26  
**Proposed Use:** Hotel/Motel **Lot Number:** L-2  
**Project Planner:** Travis Martin ([trlmartin@nola.gov](mailto:trlmartin@nola.gov))

**Request:** This request is for a variance from the provisions of Article 22, Section 22.4.B of the Comprehensive Zoning Ordinance to permit the construction of a hotel with off-street parking above the maximum allowed.

**Requested Waiver:**

**Article 22, Section 22.4.B – Maximum Vehicle Parking Limitations**

Permitted: 63 spaces (maximum)                      Proposed: 88 spaces                      Waiver: 25 spaces



**ITEM 2 – Docket Number: 064-19**

**Applicant or Agent:** LSU Health Foundation New Orleans, JMH Realty LLC, USL-2101 Poydras, LLC  
**Property Location:** 2123 Poydras Street **Zip:** 70112  
**Bounding Streets:** Poydras St., S. Galvez St., Perdido St., S. Johnson St.  
**Zoning District:** MS Medical Service District  
**Historic District:** N/A **Planning District:** 4  
**Existing Use:** Vacant Lot **Square Number:** 517  
**Proposed Use:** Dormitory **Lot Number:** 086  
**Project Planner:** Haley Delery ([hdelery@nola.gov](mailto:hdelery@nola.gov))

**Request:** This request is for variances from the provisions of Article 15, Section 15.3.A.1 (Table 15-2) and Article 22, Section 22.8.B.1 of the Comprehensive Zoning Ordinance to permit the construction of a dormitory with excessive building height, insufficient front yard setback, insufficient corner side yard setback, insufficient rear yard setback, insufficient interior side yard setback, insufficient off-street parking, and parking that is not located on the same lot.

**Requested Waivers:**

<b>Article 15, Section 15.3.A.1 (Table 15-2) – Maximum Building Height</b>		
Permitted: 100 ft	Proposed: 118 ft	Waiver: 18 ft
<b>Article 15, Section 15.3.A.1 (Table 15-2) – Front Yard Setback (Poydras)</b>		
Required: 20 ft	Proposed: 0 ft	Waiver: 20 ft
<b>Article 15, Section 15.3.A.1 (Table 15-2) – Corner Side Yard Setback (S. Johnson)</b>		
Required: 10 ft	Proposed: 0 ft	Waiver: 10 ft
<b>Article 15, Section 15.3.A.1 (Table 15-2) – Interior Side Yard Setback</b>		
Required: 10 ft	Proposed: 5 ft	Waiver: 5 ft
<b>Article 15, Section 15.3.A.1 (Table 15-2) – Rear Yard Setback</b>		
Required: 10 ft	Proposed: 5 ft	Waiver: 5 ft
<b>Article 22, Section 22.8.B.1 – Permitted Vehicle Parking Locations</b>		
Required: on-site	Proposed: off-site	Waiver: on-site



**Item 3 – Docket Number: 034-20**

**Applicant or Agent:** Lee’s Professional Properties LLC  
**Property Location:** 620 Wagner Street **Zip:** 70114  
**Bounding Streets:** Wagner St., Evelina St., Hendee St., Opelousas Ave.  
**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District  
**Historic District:** N/A **Planning District:** 12  
**Existing Use:** Vacant Lot **Square Number:** 108  
**Proposed Use:** Single-Family Residence **Lot Number:** 6  
**Project Planner:** Valerie Goines ([valerie.goines@nola.gov](mailto:valerie.goines@nola.gov))

**Request:** This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) and Article 22, Section 22.11.D.3 of the Comprehensive Zoning Ordinance to permit the construction of a single-family residence on a lot with insufficient interior side yard setback and insufficient parking pad setback **(AFTER THE FACT)**.

**Requested Waivers:****Article 11, Section 11.3.A.1 (Table 11-2A) – Interior Side Yard Setback**

Required: 3 ft	Proposed: 2.104 ft	Waiver: 0.896 ft
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**Article 22, Section 22.11.D.3 – Parking Pad Location**

Required: 3 ft	Proposed: 0.5 ft	Waiver: 2.5 ft
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**Item 4 – Docket Number: 035-20**

**Applicant or Agent:** Keith A. Scott  
**Property Location:** 1345 St. Bernard Avenue **Zip:** 70116  
**Bounding Streets:** St. Bernard Ave., Urquhart St., Marais St., Annette St.  
**Zoning District:** HMC-2 Historic Marigny/Tremé/Bywater Commercial District  
**Overlay District:** AC-1 Arts and Culture Diversity **Planning District:** 4  
**Existing Use:** Personal Service Establishment **Square Number:** 500  
**Proposed Use:** Personal Service Establishment **Lot Number:** X  
**Project Planner:** Amos Jasper Wright ([ajwright@nola.gov](mailto:ajwright@nola.gov))

**Request:** This request is for variances from the provisions of Article 24, Section 24.13.G.3.b to permit two (2) wall signs with excessive area.

**Requested Waivers:****Article 24, Section 24.13.G.3.B (iii) – Zoning Districts Group 1**

Required: 8ft <sup>2</sup>	Proposed: 11 ft <sup>2</sup>	Waiver: 4 ft <sup>2</sup>
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**Article 24, Section 24.13.G.3.B (iii) – Zoning Districts Group 1**

Required: 5.625 ft <sup>2</sup>	Proposed: 30 ft <sup>2</sup>	Waiver: 24.375 ft <sup>2</sup>
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**B. Variances – New Business (Deferred from June 8, 2020 Cancelled Hearing)**

**Item 5 – Docket Number: 036-20**

**Applicant or Agent:** Piedmont Properties, LLC  
**Property Location:** 1360-1362 St. Denis Street **Zip:** 70122  
**Bounding Streets:** St. Denis St., Jumonville St., Sere St., Alfred St.  
**Zoning District:** S-RD Suburban Two-Family Residential District  
**Existing Use:** Vacant Lot **Planning District:** 4  
**Proposed Use:** Two-Family Residence **Square Number:** 2485  
**Project Planner:** Joanna Farley ([jbfarley@nola.gov](mailto:jbfarley@nola.gov)) **Lot Number:** 11

**Request:** This request is for variances from the requirements of Article 13, Section 13.3.A.1 (Table 13-2) and Article 22, Section 22.4.A (Table 22-1) to permit the construction of a two-family residence on a lot with insufficient lot area and insufficient lot width and insufficient off-street parking.

**Requested Waivers:**

**Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Lot Area**

Required: 5,000 ft<sup>2</sup> (2,500 sf/du)

Proposed: 3,450 ft<sup>2</sup> (1,725 sf/du)

Waiver: 1,550 ft<sup>2</sup> (775 sf/du)

**Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Lot Width**

Required: 50 ft

Proposed: 30 ft

Waiver: 20 ft

**Article 22, Section 22.4.A (Table 22-1) – Off-Street Vehicle Parking Requirement**

Required: 2 spaces

Proposed: 1 space

Waiver: 1 space

**C. Variances – New Business****Item 6 – Docket Number: 037-20**

**Applicant or Agent:** Outer Space and Back Realty LLC  
**Property Location:** 1174 City Park Ave **Zip:** 70119  
**Bounding Streets:** City Park Ave., N. Carrollton Ave., Flowerdale Ct., Sherwood Forest Dr.  
**Zoning District:** HU-B1 Historic Urban Neighborhood Business District  
**Historic District:** Parkview **Planning District:** 5  
**Existing Use:** Single-Family Residence **Square Number:** 547  
**Proposed Use:** Single-Family Residence **Lot Number:** W  
**Project Planner:** Amos Jasper Wright ([ajwright@nola.gov](mailto:ajwright@nola.gov))

**Request:** This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A), Article 11, Section 11.3.A.3 (a), and Article 21, Section 21.6.EE.1, to permit the construction a single-family residence with insufficient corner yard setback, insufficient rear side yard setback, insufficient swimming pool setback, and excessive curb cut width.

**Requested Waivers:**

<b>Article 11, Section 11.3.A.1 (Table 11-2A) – Corner Yard Setback</b>		
Required: 6’-7.5”	Proposed: 0 ft	Waiver: 6’-7.5”
<b>Article 11, Section 11.3.A.1 (Table 11-2A) – Rear Yard Setback</b>		
Required: 15 ft	Proposed: 3 ft	Waiver: 12 ft
<b>Article 11, Section 11.3.A.3 (a) – Corner Yard Setback</b>		
Required: 6’-7.5”	Proposed: 0 ft	Waiver: 6’-7.5”
<b>Article 21, Section 21.6.EE.1 – Swimming Pool Location</b>		
Required: 6’-7.5”	Proposed: 2 ft, 7in	Waiver: 4’-0.5”
<b>Article 22, Section 22.11.B.2 (Curb Cut)</b>		
Required: 12’	Provided: 24’	Waiver: 12’

**Item 7—Docket Number: 038-20**

**Applicant or Agent:** 3038 Earhart LLC  
**Property Location:** 3038 Earhart Boulevard, 1104 S. Roman **Zip:** 70125  
**Bounding Streets:** Earhart Blvd., S. Derbigny St., Clio St., S. Roman St.  
**Zoning District:** C-2 Auto-Oriented Commercial District  
**Historic District:** N/A **Planning District:** 4  
**Existing Use:** Vacant Lot **Square Number:** 482  
**Proposed Use:** Mardi Gras Den **Lot Number:** 2, 3  
**Project Planner:** Travis Martin ([trlmartin@nola.gov](mailto:trlmartin@nola.gov))

**Request:** This request is for variances from the provisions of Article 15, Section 15.3.A.1 (Table 15-2) to permit a Mardi Gras den with insufficient permeable open space, excessive front yard setback, insufficient corner side yard setback, and a driveway with excessive curb cut width.

**Requested Waivers:****Article 15, Section 15.3.A.1 (Table 15-2) – Permeable Open Space**

Required: 20%	Proposed: 7.93%	Waiver: 12.07%
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**Article 15, Section 15.3.A.1 (Table 15-2) – Front Yard Setback**

Permitted: 20 ft maximum	Proposed: 35 ft, 9 in	Waiver: 15 ft, 9 in
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**Article 15, Section 15.3.A.1 (Table 15-2) – Corner Side Yard Setback**

Required: 10 ft	Proposed: 4 ft, 2 in	Waiver: 5 ft, 10 in
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**Article 22, Section 22.11.B – Curb Cuts**

Permitted: 24 ft	Proposed: 30 ft	Waiver: 6 ft
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**Item 8—Docket Number: 039-20**

**Applicant or Agent:** Hof Investments LLC  
**Property Location:** 6420-6422 Peoples Avenue **Zip:** 70122  
**Bounding Streets:** Peoples Ave., New York St., Bacchich St., Frankfort St.  
**Zoning District:** S-RD Suburban Two-Family Residential District  
**Historic District:** N/A **Planning District:** 6  
**Existing Use:** Vacant Lot **Square Number:** 5238  
**Proposed Use:** Two-Family Residence **Lot Number:** D  
**Project Planner:** Aspen Nero ([asnero@nola.gov](mailto:asnero@nola.gov))

**Request:** This request is for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2), Article 22, Section 22.8.C, and Article 22, Section 22.11.B to permit the construction of the two-family residence with insufficient off-street parking and two curb cuts where only one is permitted.

**Requested Waivers:****Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Lot Width**

Required: 50 ft	Proposed: 46 ft	Waiver: 4 ft
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**Article 22, Section 22.8.C – Dimensions of Vehicle Parking Areas**

Permitted: 8.5 ft	Proposed: 6.5 ft	Waiver: 2 ft
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**Article 22, Section 22.11.B – Curb Cuts**

Permitted: One curb cut	Proposed: Two curb cuts	Waiver: One curb cut
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**Item 11 – Docket Number: 042-20**

**WITHDRAWN**

**Applicant or Agent:** SBP L9 LLC  
**Property Location:** 1820 Andry Street **Zip:** 70117  
**Bounding Streets:** Andry St., N. Prieur St., Egan St., N. Roman St.  
**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District  
**Historic District:** **Planning District:** 8  
**Existing Use:** Vacant Lot **Square Number:** 842  
**Proposed Use:** Two-Family Residence **Lot Number:** 19  
**Project Planner:** Valerie Goines, Emily Hernandez ([valerie.goines@nola.gov](mailto:valerie.goines@nola.gov))

**Request:** This request is for a variance from the provisions of Article 22, Section 22.4.A (Table 22-1) to permit the construction of a two-family residence with insufficient off-street parking.

**Requested Waiver:**

**Article 22, Section 22.4.A (Table 22-1) – Off-Street Vehicle Parking**

Required: 2 spaces Proposed: 1 space Waiver: 1 space



**Item 12 – Docket Number: 043-20**

**WITHDRAWN**

**Applicant or Agent:** SBP L9 LLC  
**Property Location:** 1826 Andry Street **Zip:** 70117  
**Bounding Streets:** Andry St., N. Prieur St., Egan St., N. Roman St.  
**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District  
**Historic District:** **Planning District:** 8  
**Existing Use:** Vacant Lot **Square Number:** 842  
**Proposed Use:** Two-Family Residence **Lot Number:** 16  
**Project Planner:** Valerie Goines, Emily Hernandez ([valerie.goines@nola.gov](mailto:valerie.goines@nola.gov))

**Request:** This request is for a variance from the provisions of Article 22, Section 22.4.A (Table 22-1) to permit the construction of a two-family residence with insufficient off-street parking.

**Requested Waiver:**

**Article 22, Section 22.4.A (Table 22-1) – Off-Street Vehicle Parking**

Required: 2 spaces Proposed: 1 space Waiver: 1 space

**D. Director of Safety and Permits Decision Appeals – New Business****Item 13 - Docket Number: 044-20**

<b>Applicant or Agent:</b>	833 Baronne St LLC	
<b>Property Location:</b>	833 Baronne Street	<b>Zip:</b> 70113
<b>Bounding Streets:</b>	Baronne St., Howard Ave., O’Keefe St., Julia St.	
<b>Zoning District:</b>	CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District	
<b>Historic District:</b>	Lafayette Square	<b>Planning District:</b> 1a
<b>Existing Use:</b>	Vacant Building	<b>Square Number:</b> 256
<b>Proposed Use:</b>	Commercial Short-Term Rental	<b>Lot Number:</b> 23

**Request:** This is an appeal of a decision of the Director of the Department of Safety and Permits as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance regarding the determination that portions of the proposed short-term rental units are located on the first floor of a multi-story, multi-family, non-residential, or mixed-use building.

**Item 14 – Docket Number: 045-20**

<b>Applicant or Agent:</b>	AA Property Investments LLC E	
<b>Property Location:</b>	1141 Margaret Place	<b>Zip:</b> 70130
<b>Bounding Streets:</b>	Margaret Pl., Clio St., St. Charles Ave., Calliope St.	
<b>Zoning District:</b>	HU-MU Historic Urban Neighborhood Mixed-Use District	
<b>Historic District:</b>	Lower Garden District	<b>Planning District:</b> 2
<b>Existing Use:</b>	Vacant Building	<b>Square Number:</b> 184
<b>Proposed Use:</b>	Mixed-Use (Commercial/Commercial	<b>Lot Number:</b> 1

**Request:** This is an appeal of a decision of the Director of the Department of Safety and Permits as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance regarding the determination that portions of the proposed short-term rental units are located on the first floor of a multi-story, multi-family, non-residential, or mixed-use building.

**E. Adjournment**